

MINUTES OF THE RUTHERFORD COUNTY PLANNING COMMISSION

March 2014

Present: Ronnie Harrill, Chairman; John Bittle, Vice Chairman; Danny Wells, Secretary; Justin Conner, Dwayne Harris; Jim Huffstickler; Phillip Miller; Danny Searcy; Blake Bostic; David Odom; Scott McDowell for Vista

Absent: Doug Atchley (excused for medical appt.); Amy Jenkins and Mike Parton

Call to Order and Welcome by Chairman Ronnie Harrill, who led in prayer.

There was no meeting held for February 2014

Motion to approve the January 2014 minutes by Danny Wells, Seconded by Phillip Miller and unanimously approved by committee.

New Business:

Vista at Bill's Mountain Revision— Final plat review of two new lots, #348 and 354 as approved in the preliminary plat last meeting. Also final plat review of Townhouse units #15 and 16. Scott McDowell was in attendance to present the developer's plans and described the revisions and success from a recent sales event. The Planner summarized the history and grandfathered road status of The Vista Development and noted that staff has inspected the subject property and found that the roads have been constructed to the same quality paved standards that present the same character as the rest of the subdivision which exceeds the grandfathered standard. In addition confirmation was noted that the new road name has received Emergency 911 approval. The developer anticipates sales events throughout 2014 and hopes to present the remaining 7 lots as a final plat as sales occur this year.

Chairman Harrill called for separate votes on these two items as they are separate plats and in separate Phases of Vista. Jim Huffstickler made a motion to approve the two new lots with a second from Danny Wells, which passed with a unanimous vote. John Bittle made a motion to approve the townhouse units, with a second from Jim Huffstickler and a call for any other discussion by the board. There was only one comment of discussion that the new townhouse units be part of the existing maintenance agreement, which Scott confirmed that they are included. With no further discussion or questions this passed with a unanimous vote.

Old Business:

GreyRock update

The pavers are finishing paving Projects 7, 3B, part of 8 & all of 9. Project 8 is now completed and stoned. Project 10 clearing is nearing completion. Project 11, Bison Meadows Rd. is currently on hold deliberately. We've strategically held this project back until the Spring because of geography, terrain and location inside the development.

Queens Gap Update

Project 1 is continuing to move forward. The large culverts should be delivered in the next week.

Project 3 bids will open on March 27th. The public Waterline is being designed along with communication with BRWA and will begin at Pinnacle School and continue out Painters Gap Rd. into the site. Odom will share more detail as this project progresses, but doesn't have any problems to report at this point in design and discussion with BRWA.

Community Grant Program –

The Project Manager noted that 11 applications had been received, had been reviewed by a committee of County staff and that a recommendation would be going forward to fund 8 of those projects. Of the three not receiving a recommendation, 2 were in Lake Lure, which already received their community grant for this year, and the last one, which was from Cliffside was an incomplete application lacking budget, detail and proper supporting documents. Blake shared copies of a one-page summary sheet with this board for their review; this same summary will be presented to the County Commissioners during their regular April meeting.

Adjournment – With no other business Chairman Harrill declared the meeting adjourned.